

Chw. Annabel Resnisky, 2nd Vice-Chm. Leslie Adams, Jr., Evelyn Russo, Frank Tranchina, James Streeto

BOARD MEMBERS
PRESENT

1st Vice-Chm. Steven Weiss, Sheila Walsh, Judith Pehota

BOARD MEMBERS
ABSENT

William Warner, Planning Director

STAFF

There were approximately ten members of the public.

PUBLIC

Chw. Annabel Resnisky thank Christopher Pappas and James Streeto and welcomed Frank Tranchina.

ITEM 1.1
ROLL TAKING

On motion and second by Board Members Evelyn Russo and Leslie Adams, Jr. the Board approved the minutes of the September 4, 1997 meeting. Vote was unanimous with Board Member Frank Tranchina abstaining.

ITEM 2.1
APPROVED MINUTES OF
9/4/97 MEETING

Chw. Annabel Resnisky read the public hearing legal into the record. William Warner explained the appeal and recommendation. Atty. Ralph Wilson, on behalf of the Dunns, agreed. Atty. Harris, representing the Williams, OFFICER

ITEM 3.1
AFFIRMED A DECISION
BY THE ZONING
ENFORCEMENT

agreed. On motion and second by Board Members Leslie Adams, Jr. and Evelyn Russo the Board affirmed a decision of the Zoning Enforcement Officer that a legal non-conforming use exists at 171 Old Road Drive with the understanding that the non-conformity is defined as LEGAL

DATED JUNE 6, 1997 THAT
THE PROPERTY OF
WILLIAM J. WILLIAMS
LOCATED AT 171 OLD
ROAD DRIVE IS A

not more than four (4) commercial vehicles and the construction of the garage does not constitute an expansion of the non-conforming use. Vote was unanimous. Applicant/agent Atty. Ralph E. Wilson ZBA97-13

NON-CONFORMING USE
AND THAT THERE ARE
CURRENTLY NO
VIOLATIONS ON THE
PROPERTY

Mark Looney explained the proposal, commented on a letter from his attorney and the need for review by the City Attorney. He explained the history of the parcel and the facts of the case. He understood that he had purchased two lots. William Warner commented on the legal status of the lot and indicated that the matter has been referred to the City Attorney. Board Member James Streeto questioned the appropriateness of him sitting. The Board agreed that he has not been sworn in yet. Chw. Annabel Resnisky commented on the procedure. Board Member Evelyn Russo questioned the tax status. William Warner responded. From the public, Nancy Breault displayed tax maps and the size of the lot. She feels a building on this lot would hurt the neighborhood and property values. Discussion ensued. A. Chamis, the owner of an adjoining lot, commented on her interest in the lot in 1994. S. Lagana and M. Lagana are very concerned about the neighborhood, feel it is too crowded and that it will hurt the neighborhood

ITEM 3.2
CONTINUED P.H.
PROPOSED VARIANCE
TO SECTION 21 FOR
CERTIFICATION OF AN
EXISTING LOT OF RECORD
LOCATED AT THE CORNER
OF PHEDON PARKWAY
AND BARBARA ROAD

and property values. R. Williams feels it is a residential neighborhood and doesn't need more houses and traffic. Chw. Annabel Resnisky requested a motion to continue the public hearing. On motion and second by Board Members Evelyn Russo and Leslie Adams, Jr. the Board continued the public hearing for a proposed variance to Section 21 for certification of an existing lot of record located at the corner of Phedon Parkway and Barbara Road. Vote was unanimous. Board Member James Streeto requested an investigation into the doctrine of a merger. Applicant/agent Mark & Laurie Looney ZBA97-15

Atty. Bengston explained the proposed and the history of the property. He indicated the use is an office and head-
VARIANCE TO
quarters. The need for the variance is for lot coverage and then a Special Exception from the Planning and Zoning Commission will be required. He feels it would
IN

a low impact use and indicated that all traffic would exit onto Maple Street rather than East Main Street. Atty. Bengston submitted pictures of the current site. William Warner commented on the architectural details. On motion and second by Board Members Evelyn Russo and Leslie Adams, Jr. the Board closed the public hearing. Vote was unanimous with Board Member James Streeto abstaining. On motion and second by Board Members Leslie Adams, Jr. and Evelyn Russo the Board granted a variance to Section 10.07.05 to construct a garage for storage of trucks in excess of the lot coverage requirements at the Light Rigging Company at 92-100 East Main Street based on the hardship explained by staff. Vote was unanimous with Board Member James Streeto abstaining.

There was no Old Business.

William Warner introduced Wayne Bell, the new Zoning/Wetlands Enforcement Officer.

The Board adjourned at 8:15 P.M.

Respectfully submitted,

William Warner
Director of Planning

ITEM 3.3
GRANTED A

SECTION 10.07.05 TO
CONSTRUCT A GARAGE FOR
STORAGE OF TRUCKS

EXCESS OF THE LOT
COVERAGE REQUIREMENTS
AT THE LIGHT RIGGING
COMPANY AT 92-100 EAST
MAIN STREET

ITEM 4
OLD BUSINESS

ITEM 5
NEW BUSINESS

ITEM 6
ADJOURNMENT

